

75-0-52
#2724

68-61

WARRANTY DEED

021164

KNOW ALL MEN BY THESE PRESENTS,

NO TRANSFER
TAX PAID

That, AGATHE LEFEBVRE, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by REAL LEFEBVRE of Winslow, in the County of Kennebec and State of Maine, and RAYMOND LEFEBVRE of Colchester, in the County of New London, and State of Connecticut, and YOLANDE DEMPSEY of Hampstead, North Carolina, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said REAL LEFEBVRE, RAYMOND LEFEBVRE and YOLANDE DEMPSEY, as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land subject to the life estate hereinafter created situated in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Lot Number Seventy-One (71) as shown on plan of Libby Heights recorded November 4, 1919, in Kennebec Registry of Deeds, Plan Book 7, Pages 22 and 23, bounded southeasterly seventy-seven (77) feet by Central Avenue; southwesterly one hundred fifteen and one-half (115-1/2) feet by lot number seventy (70) on the same plan; northwesterly seventy-seven (77) feet in part by lot number three hundred thirty-one (331) and in part by lot number three hundred thirty (330) on the same plan; and northeasterly one hundred fifteen and one-half (115-1/2) feet by lot number one hundred seventy-two (172) on the same plan.

Meaning and intending hereby to convey the premises acquired by the within Grantor, Agathe Lefebvre, by deed of Donat Lefebvre et al, dated January 6, 1981, and recorded in the Kennebec County Registry of Deeds in Book 2405, Page 2.

This conveyance is subject to a life estate in behalf of Agathe Lefebvre for the term of her natural life.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said REAL LEFEBVRE, RAYMOND LEFEBVRE, and YOLANDE DEMPSEY, as tenants in common, and their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that my heirs and I shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, the said AGATHE LEFEBVRE, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 12th day of September in the year of our Lord one thousand nine hundred and ninety.

Signed, Sealed and Delivered
in the presence of:

Arund J. Smith

Agathe Lefebvre
Agathe Lefebvre

RE TRANS
TO J
PRC J
CF J
TM J
PPC J

68-61

STATE OF MAINE
KENNEBEC, SS.

Dated: September 12, 1990

Personally appeared the above named **AGATHE LEFEBVRE** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Albert L. Seaman

Notary Public

Print Name:

My Commission Expires:

ALBERT L. SEAMAN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 17, 1996

RECEIVED KENNEBEC SS.

1990 SEP 18 AM 9:00

WESLEY Therese Reed Moore
REGISTER OF DEEDS